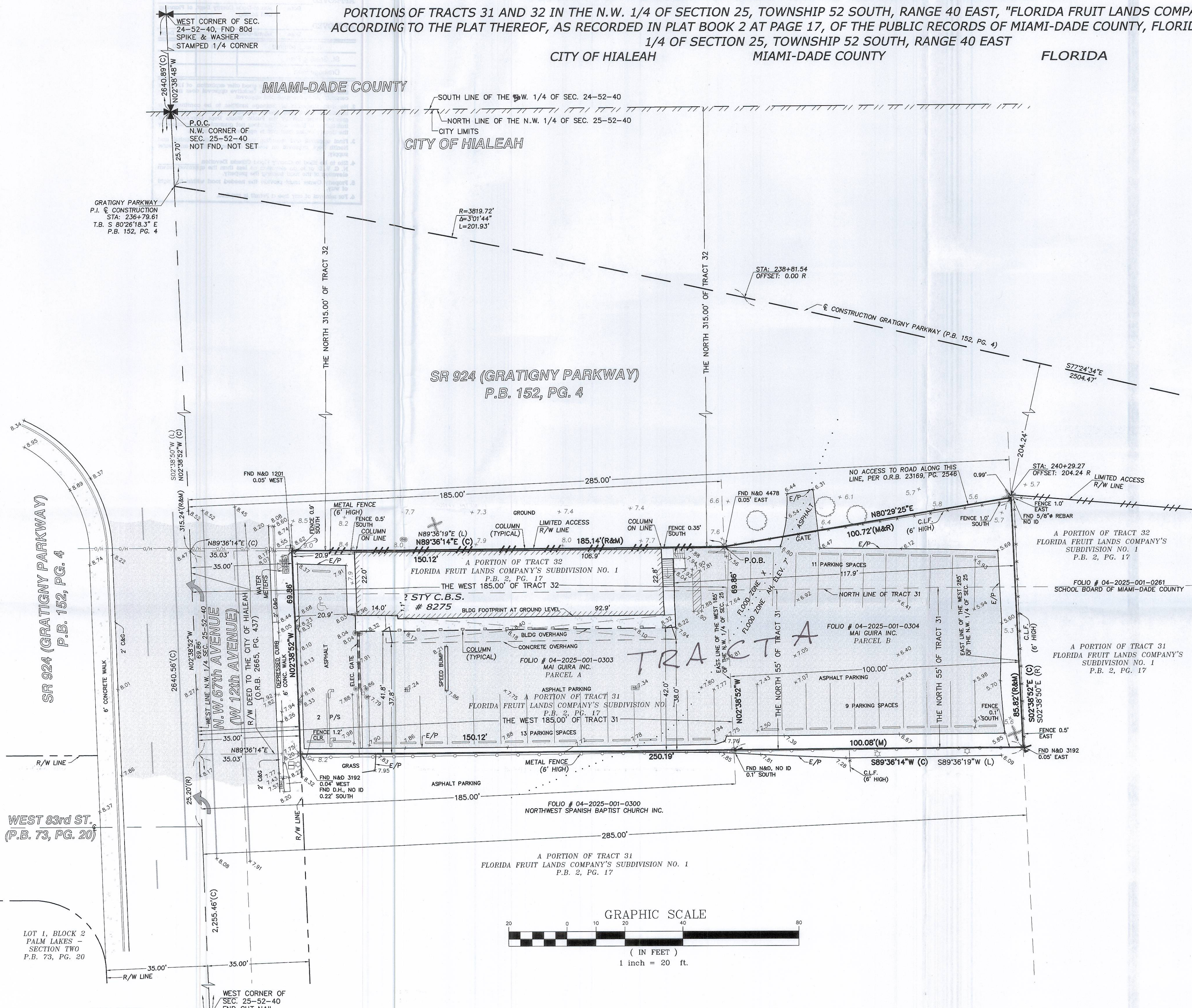
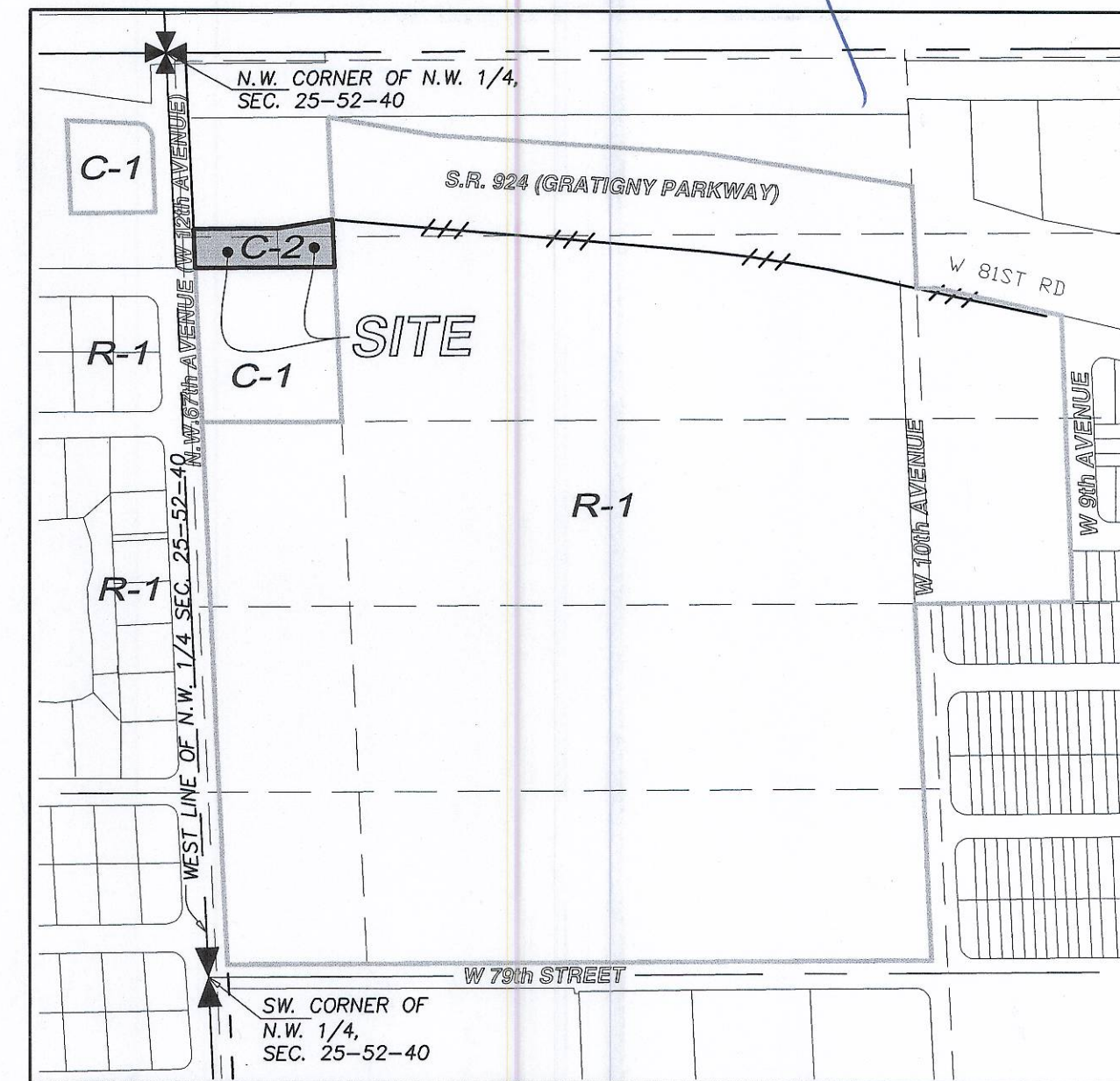


BOUNDARY SURVEY / TENTATIVE PLAT OF
MAI GUIRA SUBDIVISION

PORTIONS OF TRACTS 31 AND 32 IN THE N.W. 1/4 OF SECTION 25, TOWNSHIP 52 SOUTH, RANGE 40 EAST, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION,
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN THE N.W.
1/4 OF SECTION 25, TOWNSHIP 52 SOUTH, RANGE 40 EAST
CITY OF HIALEAH MIAMI-DADE COUNTY FLORIDA



LINE TYPES	
BOUNDARY LINE	---
CENTER LINE	---
OVERHEAD WIRES	---
CHAIN LINK FENCE	---
SECTION LINE	---
CONC.	---
ASPHALT	---
BUILDING LIMITS	---
CONCRETE WALL	---
UNDERGROUND MARKING LINES:	
WATER	---
COMMUNICATION	---
FPL MANHOLE	---
SANITARY SEWER	---
GAS	---
LEGEND:	
MONITORING WELL	---
CATCH BASIN	---
SIGN	---
ELECTRIC BOX	---
FIRE HYDRANT	---
GUY WIRE	---
POWER POLE	---
FPL MANHOLE	---
LIGHT POLE	---
WATER METER	---
WATER VALVE	---
MANHOLE (UNKNOWN)	---
SANITARY SEWER MANHOLE	---
DRAINAGE MANHOLE	---
PARKING METER	---
CENTER LINE	---
MONUMENT LINE	---
TREE	---
PALM	---
POST	---
ELECTRIC TRANSFORMER	---
ELECTRIC METER	---
ELECTRIC MANHOLE	---
STAND PIPE	---
SEWER BOX	---
CONCRETE POWER POLE	---
WOOD POWER POLE	---
TELEPHONE MANHOLE	---
ABBREVIATIONS	
AC = ACRES	
B.E.C. = BISCAYNE ENGINEERING COMPANY	
BEC = BISCAYNE ENGINEERING COMPANY	
BLVD = BUILDING	
(C) = MEASURED OR CALCULATED FROM FIELD MEASUREMENTS	
C-1 = ZONED RESTRICTED RETAIL COMMERCIAL	
C-2 = ZONED LIBERAL RETAIL COMMERCIAL	
C-3 = ZONED EXTENDED LIBERAL COMMERCIAL	
R-3-4 = ZONED MULTI-FAMILY	
R-3-5 = ZONED MULTI-FAMILY	
C&G = CONCRETE BLOCK STRUCTURE	
CLF = CHAIN LINK FENCE	
CLR = CLEAR	
COMM = COMMUNICATION	
CONC = CONCRETE	
COR = CORNER	
DO = DEED	
D.C. = DEEPENED CURB	
D.H. = DRILL HOLE	
E = EAST	
ELEV = ELEVATION	
ELY = EASTERLY	
ENCR = ENCROACHMENT	
F.F.E. = FINISHED FLOOR ELEVATION	
FL = FLOOR	
FND = FOUND	
FPL = FLORIDA POWER AND LIGHT COMPANY	
I.P. = IRON PIPE	
L = LENGTH (WHEN USED IN CURVE DATA)	
LP = PER LEGAL DESCRIPTION	
L/A = LIMITED ACCESS	
(M) = MEASURED OR CALCULATED FROM FIELD MEASUREMENTS	
(MAR) = MEASURED AND RECORD DIMENSION	
N = NORTH	
N&D = NAIL AND DISC	
N.G.V.D.-1929 = NATIONAL GEODETIC VERTICAL DATUM 1929	
NLY = NORTHERLY	
N.T.S. = NOT TO SCALE	
N&W = NAIL AND WASHER	
NE = NORTHEAST	
NELY = NORTHEASTERLY	
NTT = NAIL AND TIN TAB	
N.W.L.Y. = NORTHWESTERLY	
O.R.B. = OFFICIAL RECORDS BOOK	
PI = PER PLAT	
P.B. = PLAT BOOK	
P.C. = POINT OF CURVATURE	
P.C.P. = PERMANENT CONTROL POINT	
PG = PAGE	
PK N&W = PARKER KALON NAIL AND WASHER	
P.O.B. = POINT OF BEGINNING	
P.O.C. = POINT OF COMMENCEMENT	
P.R.M. = PERMANENT REFERENCE MONUMENT	
R = RADIUS	
(R) = RECORD DIMENSION	
R&O = 5/8" REBAR AND CAP	
RSE = RANGE	
R/W = RIGHT-OF-WAY	
S = SOUTH	
SE = SOUTHEAST	
STY = SOUTHERLY	
S.F. = SQUARE FEET	
STY = STORY	
SW = SOUTHWEST	
T = TANGENT	
TWP = TOWNSHIP	
TYP = TYPICAL	
U.E. = UTILITY EASEMENT	
W = WEST	
WLY = WESTERLY	
± = MORE AND LESS (OR PLUS OR MINUS)	
± = CENTERLINE	



LOCATION SKETCH
SCALE 1"=300'
PORTION OF THE N.W. 1/4 OF SECTION 25, TOWNSHIP 52 SOUTH, RANGE 40 EAST
CITY OF HIALEAH, MIAMI-DADE COUNTY, FLORIDA

LEGAL DESCRIPTION (Parcel A):

The West 185.00 feet of Tract 32, less the North 315.00 feet and less the west 35.00 feet thereof, and the West 185.00 feet of the North 55.00 feet of Tract 31, less the west 35.00 feet thereof, in the Northwest 1/4 of Section 25, Township 52 South, Range 40 East, according to the Plat thereof, as recorded in FLORIDA FRUIT LAND COMPANY SUBDIVISION, as recorded in Plat Book 2, at Page 17, of the Public Records of Dade County, Florida

LEGAL DESCRIPTION (Parcel B):

Portions of Tracts 31 and 32, "FLORIDA FRUIT LAND COMPANY SUBDIVISION", in Section 25, Township 52 South, Range 40 East, more particularly described as follows:

Commencing at the Northwest corner of said Section 25; thence South 02°38'50" West along the West line of said Section 25 for 315.24 feet; thence North 89°36'19" East along a line parallel with and 315.00 feet South of the North line of the Northwest 1/4 of Section 25 for 185.14 feet to the POINT OF BEGINNING; thence North 80°29'25" East for 100.72 feet; thence South 02°38'47" East along a line parallel with and 285.00 feet East of the West line of the Northwest 1/4 of said Section 25 for 85.82 feet; thence S 89°36'19" West along a line parallel with and 55.00 feet South of the North line of said Tract 31 for 100.08 feet; thence North 02°38'50" West along a line parallel with and 185.00 feet East of the West line of the Northwest 1/4 of said Section 25 for 69.85 feet to the POINT OF BEGINNING.

SURVEYOR'S NOTES:

- This site lies in Section 25, Township 52 South, Range 40 East, City of Hialeah, Miami-Dade County, Florida.
- Bearings shown hereon are relative to State Plane Coordinates, Florida East Zone, US Foot, Transverse Mercator System, North American Datum of 1983 (NAD 83) 1990 adjustment, and were derived from coordinates obtained by using Real Time Kinematic (RTK), Global Positioning System (GPS), referenced to the following Miami-Dade County GPS Control Points:
VILLA, ID# DC61A, Coordinates: 573,028.4799' North, 883,565.7342' East.
SAM, Locator: 3011 S, Coordinates: 558,928.1850' North, 884,032.9855' East.
- This site was not abstracted for easements or rights of way of record, except for platted easements. Ownership listed is subject to Opinion of Title by Florida Attorney. It is recommended that owner get a commitment for title insurance which will reveal all matters of record.
- No attempt was made by the surveyor to determine mineral rights ownership and/or rights-of-entry appurtenant thereto.
- For variances, uses permitted thereunder, setback, height, bulk, density and/or parking requirements, referenced to the City of Hialeah building Codes, and/or Zoning Codes, as same may vary depending on type of construction and other variable matters outlined in said codes which may require a legal interpretation of the law. This information can be depicted on this survey at a time when it is provided to the surveyor by client(s) legal counsel.
- Lands shown hereon are located in Federal Flood Zones "X" and "AH" elevation 7 feet, as per Flood Insurance Rate Map for Miami-Dade County, Florida, Map Number 12086C0118L, Suffix: L, Community Panel No. 120643, Community Name: City of Hialeah, Map Revised: September 11, 2009.
- Folio Numbers are per the Miami-Dade County Tax Appraiser's Website.
- Dimensions indicated hereon are field measured using a total station.
- Vertical elevations indicated hereon are field measured using differential leveling techniques.
- Underground improvements and/or underground encroachments, where they are not visible at surface ground level, are not shown including but not limited to buildings, structural appurtenances, storm drainage systems, tanks or rubbish fills.
- The location of visible utilities shown hereon were field located.
- No attempt was made by the surveyor to locate underground utilities.
- Ties from property lines to building are to the exterior face of buildings perimeter walls; underground foundations have not been located or shown.
- Building dimensions shown hereon were measured at ground level along the exterior face.
- Elevations are based upon National Geodetic Vertical Datum of 1929 (NGVD-1929), and are referenced to the following Benchmarks:
a) Miami-Dade County Benchmark N-724-A, Elevation = 6.73 feet NGVD-29; PK Nail & Brass Washer in concrete headwall in center of culvert at NE corner of intersection of N.W.138th Street and N.W.82nd Avenue.
b) Miami-Dade County Benchmark N-388-R, Elevation = 8.09 feet NGVD-29; PK Nail & Brass Washer in NE corner of storm drain at N.W.138th Street and W 20th Avenue.
- Lands shown hereon were abstracted for rights of way and easements of records per Opinion of Title by Ana Maria Angulo, esq. Florida Bar No. 374423, dated 12-27-11, 11:00 A.M.

TENTATIVE PLAT NOTES

- Owner: Mai Guira, Inc. 1840 W 63 Street, Hialeah, FL 33012
- Folio Number: 04-2025-001-0303
- Folio Number: 04-2025-001-0304
- Development Contact Info: Andrew D. Conner, PSM, Biscayne Engineering Co., 529 West Flagler Street, Miami, Florida 33130. Phone: 305-324-7871 Ext. 230. ACONNER@BISCAYNEENGINEERING.COM
- Site is Zoned: C-2 (Liberal Retail Commercial). Based on Internet Website Query beginning at <http://www.miami-dade.gov>
- The Miami-Dade County Flood Criteria is 6.75 feet, as shown on the Amended Plat of Flood Criteria Map, according to the Plat thereof recorded in Plat Book 120, at Page 13-2, of the Public Records of Miami-Dade County, Florida.
- Lands shown hereon are located in Federal Flood Zones "X" and "AH" elevation 7 feet, as per Flood Insurance Rate Map for Miami-Dade County, Florida, Map Number 12086C0118L, Suffix: L, Community Panel No. 120643, Community Name: City of Hialeah, Map Revised: September 11, 2009.
- PROPOSED NUMBER OF LOTS OR TRACTS: 1
- DEVELOPMENT INFORMATION / PROPOSED USE:
2,323 square feet is existing building and will remain.
1,700 square feet proposed additional building.
Total of 4,023 square feet Buildings use Liberal Retail & Commercial "Mixed Use" in accordance with the City's Zoning Code C-2.
- AREA OF THE SUBJECT PROPERTY = 18,263 square feet or 0.42 acres more or less.

SURVEYOR'S CERTIFICATE:

I hereby certify that the attached "BOUNDARY SURVEY" was prepared on November 22, 2011, in accordance with the Minimum Technical Standards for Surveying and Mapping, set forth in Chapter 53-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

Biscayne Engineering Company, Inc.
529 West Flagler Street, Miami, FL 33130
(305) 324-7871
State of Florida Department of Agriculture
EB-0000129
LB-0000129

Survey Date: 11-22-2011

Andrew D. Conner
Andrew D. Conner, PSM, For the Firm, Vice President
Professional Surveyor and Mapper No. 5595
State of Florida

ZONING: C-2
TOTAL MIXED USE: 4,023 S.F.
TOTAL ACREAGE: 0.42

TENTATIVE PLAT
NO. T-

BISCAYNE ENGINEERING COMPANY, INC. Consulting Engineers Planners Surveyors	
8275 W 12th AVE, HIALEAH, FL	FOR MAI GUIRA, INC.
529 WEST FLAGLER STREET MIAMI, FLORIDA 33130	CHECKED BY: A.C.
PH: (305) 324-7871 FAX: (305) 324-0809	DRAWN BY: L.V.
	DESIGNED BY: L.V.
	DATE: 11-21-11 APPROVED BY: A.C.
	ORDER No. 03-80479
	SHEET No. 1 OF 1

IMPORTANT NOTICE TO APPLICANT:Make check for the total Processing Fee Payable to: Board of County Commissioners.**FOR OFFICIAL USE ONLY:**Agenda Date: 5-4-12Tentative No.: T-23266-1-NEWReceived Date: 4-24-12**FEES:**

P.W.W.M. ----- \$1,872.0

Plus \$10.90 per site in excess of 6 sites ----- \$0.0

P.E.R.A. ----- \$210.00

PRINT \$2,082.0

Concurrency Review Fee (*6.00% of Sub-Total) --

\$124.9 *Not applicable within Municipalities

AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=>**\$2,206.9** <====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY**APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT**Municipality: HIALEAH Sec.: 2S Twp.: 52 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.1. Name of Proposed Subdivision: MAI GUIRA SUBDIVISION2. Owner's Name: MAI GUIRA INC. A FLORIDA CORPORATIONPhone: 305-218-0260Address: 8275 WEST 12th AVENUECity: HIALEAHState: FLZip Code: 33014Owner's Email Address: CUBANLUU@HOTMAIL.COM3. Surveyor's Name: BISCAYNE ENGINEERING COMPANY (Andrew D. Conner)Phone: 305-324-7671Address: 529 WEST FLAGLER STREETCity: MIAMIState: FLZip Code: 33130Surveyor's Email Address: ACONNER@BISCAYNEENGINEERING.COM4. Folio No(s): 04-2025-001-3030/ 04-2025-001-03045. Legal Description of Parent Tract: SEE ATTACHED6. Street boundaries: NW 67TH AVENUE (WEST 12TH AVE) & GRATIGNY EXPRESSWAY (SOUTHEAST SIDES)7. Present Zoning: C-2Zoning Hearing No.: N/A

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.),

Business(4023 Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other(_____ Sq. Ft. & No. of Units _____)**NOTE: List all plat restrictions zoning conditions or any other declaration, restriction, condition etc. that might affect this Tentative Plat.**

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

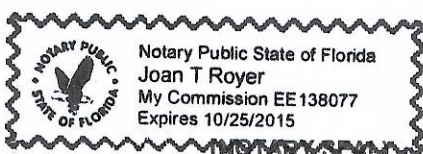
Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by P.E.R.A. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

SS:

COUNTY OF MIAMI-DADE)

Signature of Owner: Arnaldo Puig(Print name & Title here): ARNALDO PUIG V.P.BEFORE ME, personally appeared Arnaldo Puig this 20 day of April, 2012 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known _____ or produce _____ as identification and who did (not) take an oath.WITNESS my hand and seal in the County and State last aforesaid this 20 day of April, 2012 A.D.Signature of Notary Public: Joan T Royer(Print, Type name here: Joan T Royer)10/25/2015

(Commission Expires)

EE138077

(Commission Number)

REV. 2 - 11/01/005

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.